

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, SEPTEMBER 24, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: September 17, 2009
3. Review of Zoning Ordinance
 - a. Hotel Resort Zoning Ordinance: Bonuses (please print and bring to meeting)
 - b. ZORC Ordinance: Status Report
 - c. ZORC Report and Recommendations: Status Report
 - d. Outstanding Items
4. Public comment
5. Next Meeting Date: October 1, 2009
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: September 17, 2009

1. The meeting was called to order at 8:40 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the September 10, 2009 meeting were approved.
4. There was discussion on how to determine the number of apartments and hotel units per bonus. The Committee reviewed each of the bonuses as they are presented on pages 6 and 7 of the ordinance. By consensus, it was agreed that the bonuses only are applicable after the maximum permitted number of units by right have been reached. The following actions were taken for each bonus:
 - a. Bonus 1: Dedication of Public Park Land
 - i. Bonus 1-A: On site public park land in Zone 1. Minimum of 1/2 acre of public park in Zone 1 based on for every 10,000 sq. ft. the bonus would be 1 apartment and 2.5 hotel rooms.

- ii. Bonus 1-B: On site public park land in Zones 2-5. By consensus, removed from the list of bonuses.
 - iii. Bonus 1-C: Off site public park land in the Village: For every 7500 sq. ft. of public park outside of the development, the bonus would be 2 apartments and 5 hotel rooms.
 - b. Bonus 2: Distance between buildings. For every additional 10 ft above the 50 ft. required distance between buildings, the bonus would be 1 apartment and 2.5 hotel rooms.
 - c. Bonus 3: LEED Buildings
 - i. Bonus 3A: Certified Silver Building. 3 apartment units or 2.5 hotel units.
 - ii. Bonus 3B: Certified Gold Building. 6 apartment units or 2.5 hotel units.
 - iii. Bonus 3C: Certified Platinum. 9 apartment units or 2.5 hotel units
 - d. Bonus 4A and 4B: Streetscape Improvements to Sonesta Drive and East Heather Drive. By consensus, the ZORC added the following to the list of streetscape improvements: street furniture and bicycle path. The bonus for 4A and 4B is 2 apartments and 5 hotel rooms per \$1,000,000 of improvements.
 - e. Bonus 5: Sonesta and Silver Sands Unified Site Plan. By consensus, the bonus was amended to maintain the current footprint and number of units subject to maintaining the Silver Sands structure; however, a restaurant and bar would be permitted as the only additional square footage. The bonus would be the maximum number of apartments and hotel units permitted.
 - f. Bonus 6: Remote Parking and bus. A motion to remove this bonus was approved (4-2).
 - g. Bonus 7: Affordable Housing. By consensus, Barry Goldmeier was requested to work with staff to finalize this bonus.
- 5. Comments from residents attending the meeting:
 - a. Village Attorney Chad Friedman requested that Jud Kurlancheek and Deborah de Leon leave the meeting if residents discussed property at 7 and 9 Harbor Point. This was requested as the Village is involved in a lawsuit and Mr. Kurlancheek is staff to the Village and Ms. de Leon is the architect of record for the home under construction at 7 Harbor Point. They left the meeting and the Village Attorney completed the minutes until the meeting adjourned.
 - b. Two residents who own property on Harbor Point requested that: (1) notice to adjacent property owners be required when a building permit has been issued for a single family home; (2) the ZORC review the setback requirements for properties on the bay; and (3) that the definition of cabana or porch be reviewed.

6. The meeting adjourned at 10:15 a.m.
7. Respectfully Submitted
Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department